The basis of bearing for this plat is the plat for SO7 Addition, as recorded in Cabinet A. Slide 9821. Plat Records of Tarrant County. Texas and as monumented on the ground.

Lot 1R, Block 7A is not a SO7 Home Owner's Association private vehicular access or public emergency access lot and a building permit may be issued for the lot.

According to the Flood Insurance Rate Maps for Tarrant County, Texas, Incorporated Areas, Panel 405 of 595, Map Number 48439C0405 J, map revised date: August 23, 2000, the subject property is located in Zone "X", defined as areas to be outside the 500 Year flood plain. This statement does not reflect any type of flood study by this firm.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00°00'21" W	17.03'
L2	N 00'00'21" W	19.06'
L3	S 89°42'26" E	240.21'
L4	N 45°26'32" E	47.59'
L5	S 00°00'21" E	27.05'
L6	N 89°59'39" E	15.00'
L7	S 00'00'21" E	29.86'
L8	N 88'47'31" W	119.33'
L9	S 89*59'39" W	42.54'
L10	N 00°00'21" W	31.12'
L11	N 01°07'39" E	6.50'
L12	N 89'42'31" W	78.32'
L13	N 88'30'38" E	55.87'
L14	N 83'15'23" W	35.90'

#### Deed Covenants or Restrictions

This replat does not vacate the previous "plat of record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions on the remainder of the subdivision.

#### Transportation Impact Fees

The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based upon Schedule 1 of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 2 of said ordinance, and is due on the date a building permit is based.

#### Site Drainage Study

A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a grading plan in some instances may be adequate.) If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works stating awareness that a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer of the same.

N 89°02'08\* 10.00

utility easement of any type.

permission of anyone.

ROW DETAIL

STAMPED "DUNAWAY ASSOC.

STAMPED "TNP" FOUND

5/8" CIRS = 5/8" IRON ROD WITH CAP

5/8" YCIRF = 5/8" IRON ROD WITH CAP

Construction Prohibited Over Easements

No permanent buildings or structures shall be

constructed over any existing or platted water,

sanitary sewer, drainage, gas, electric, cable or other

Any public franchised utility, including the City of Fort Worth, shall have the right to move and keep moved

all or part of any building, fence, tree, shrub, other

growth or improvement which in any way endangers

or interferes with the construction, maintenance, or

easements shown on the plat; and they shall have the

struction, inspection, patrolling, maintaining, and adding

to or removing all or part of their respective systems

efficiency of its respective systems, on any of the

right at all times to ingress and egress upon said

easements for the purpose of construction, recon-

without the necessity at any time of procuring the

#### Parkway Permit

Parkway improvements such as curb & gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.

# **Building Permits**

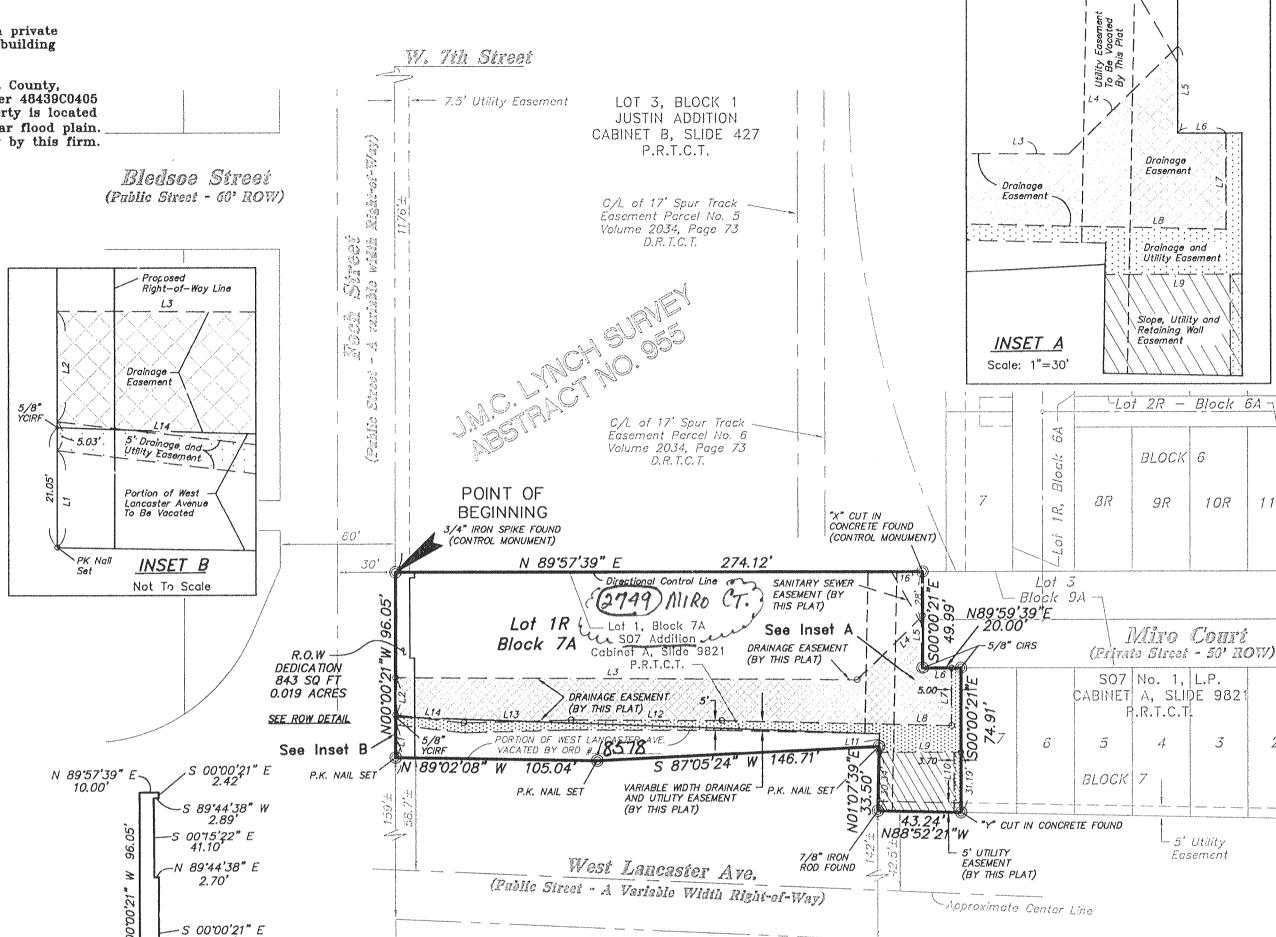
No building permits shall be issued for any lot in this Subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks, or paving improvements; and approval is first obtained from the City of Fort Worth.

### Sidewalke

Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".

#### Water / Wastewater Impact Fees

The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount <u>assessed</u> is established on the filing date of this plat application, based upon Schedule I of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule II of said ordinance, and becomes effective on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.



#### CERTIFICATION:

I, the undersigned, hereby certify that this map is an accurate my direction and supervision in the month of February, 2009.

Stephen R. Glosup, R.P.L.S. Registered Professional Land Surveyor Texas Registration No. 5570

STEPHEN R. GLOSUP

7, 5570 Poression

THE PURPOSE OF THIS REPLAT IS TO: REVISE THE NOTE LANGUAGE PERTAINING TO LOT 1 BLOCK 7A THAT WAS RECORDED IN CAB A, SLIDE 9821. TO SHOW NECESSARY EASEMENTS AND TO VACATE THE SEWER EASEMENT, THE OPEN SPACE, PUBLIC UTILITY EASEMENT AND PUBLIC DRAINAGE EASEMENT CREATED BY THE PLAT RECORDED AT CAB. A, SLIDE 9040 FOR THIS SAME LOT AND SHOW ADDITIONAL ROW OBTAINED FROM W. LANCASTER AVE.

SCALE

# A Final Plat of

# SO7 ADDITION

## Lot 1R of Block 7A

an addition in the central part of the City of Fort Worth, Tarrant County, Texas, being a part of the J.M.C. Lynch Survey, Abstract No. 955, and being a replat of Lot 1, Block 7A, SO7 Addition, as recorded in Cabinet A, Slide 9821, Plat Records of Tarrant County, Texas

1 LOT

0.649 ACRES

VICINITY MAP

(Not to Scale)

Scale: 1" = 50'

Carrington, Coleman, Sloman & Blumenthal, L.L.P.

OWNER/DEVELOPER:

Trinity Park Inc.

11R

C/O Sally Longroy

Dallas, Texas 75202

Fax (214) 758-3701

Phone (214) 855-3001

ENGINEER/SURVEYOR:

Dunaway Associates, L.P.

Fort Worth, Texas 76107

Phone: (817) 335-1121

Fax: (817) 335-7437

1501 Merrimac Circle #100

901 Main Street, Suite 5500

THIS PLAT WAS PREPARED IN APRIL 2009

THIS PLAT FILED IN COUNTY CLERK DOCUMENT NUMBER: 0209114626, DATE: 4/30/09



Drainage Easement

Drainage And

Utility Easement

(By This Plat)

(By This Plat)

#### CITY PLAN COMMISSION **Utility Easements** CITY OF FORT WORTH, TEXAS

15' Utility Easement

Vol. 388-121, Pg. 92

P.R.T.C.T. (Vacated By

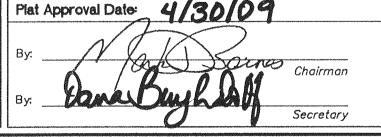
West Lancaster Avenue

Retaining Wall Easement

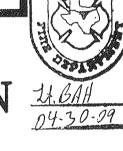
Slope, Utility and

(By This Plat)

This plat is valid only if recorded within ninety (90) days after date of approval.



#### LAND USE TABLE Total Gross Acreage 0.649 Ac. Number Residential Lots Number Non-Residential Lots Non-Residential Acreage 0.649 Ac. Residential Acreage Private Park Acreage Public Park Acreage Street Acreage



2009

APR 30

fiftl: 12

FEET

FS-008-